

Peter David

Properties Ltd

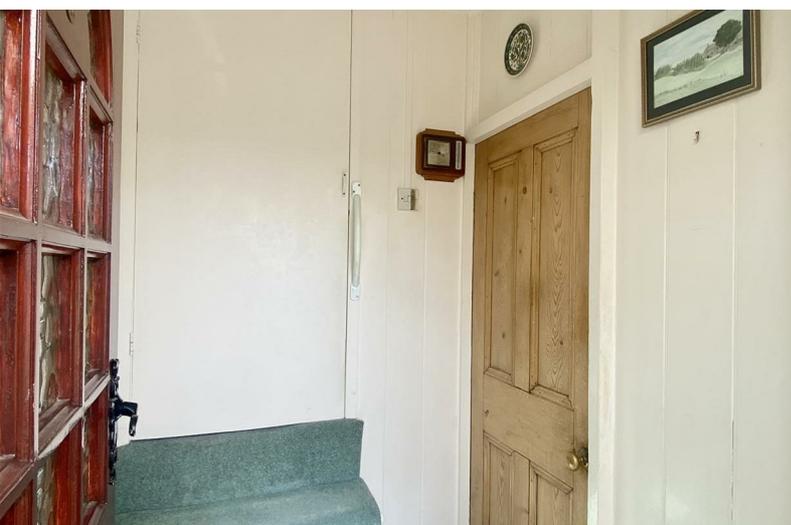
Residential Sales and Lettings



5 Lower Fold

Brighouse, HD6 3PN

£130,000



5 Lower Fold

Rastrick, Brighouse, HD6 3PN

£130,000



Nestled in the quaint area of Lower Fold, Brighouse, this delightful end terrace cottage presents a wonderful opportunity for those looking to create their dream home. With its charming character, this property is perfect for buyers who appreciate the potential to modernise and personalise their living space.

The cottage boasts two generously sized double bedrooms, providing ample room for relaxation and rest. The well-proportioned kitchen diner is ideal for family meals and entertaining guests, while the inviting living room offers a comfortable space to unwind after a long day.

Outside, the low maintenance courtyard at the front of the property serves as a lovely spot to bask in the sun, making it perfect for enjoying a morning coffee or an evening glass of wine.

This double fronted home also benefits from having solar panels fitted which help to keep energy bills down.

This home is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to invest, this property is a blank canvas waiting for your personal touch. Don't miss the chance to make this charming cottage your own in the heart of Rastrick.

Entrance Porch

Leading in from the front of the home, the entrance porch provides a handy space for coats and shoes on arrival. An inner entrance provides access to the living room and kitchen diner.

Living Room

A spacious living room overlooking the front garden with wooden beams to the ceilings and wall mounted lighting. A feature fireplace provides the focal point and there is a light neutral colour scheme with light red carpets.

Kitchen Diner

With windows to the front and side of the home, the kitchen diner has cream base and wall units, a sink and drainer, oven and hob as well as space for utilities. With wood panelled ceilings and a feature fireplace, there is also plenty of room for a dining table.

Cellar

A small cellar space ideal for additional storage.

Landing

The landing space overlooks the rear aspect and provides space for furniture or a desk. Providing access to the bathroom and bedrooms.

Bedroom One

A double bedroom overlooking the front of the home with built in storage.

Bedroom Two

A second double bedroom overlooking the front aspect with plenty of floorspace.

Bathroom

A light blue bathroom suite with a bath tub, hand basin and w/c.

Outhouse

To the front of the home is a handy outbuilding which has previously been used as a small workshop.

External

Set back from the lane with a stone wall, the courtyard to the front provides a south facing view.

Directions

For Satnav please use the postcode HD6 3PN

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there

is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

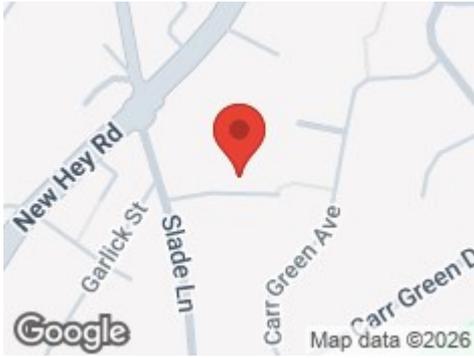
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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Front Gound

Lower Ground

1st Floor

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | | |
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.